



**Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, OCTOBER 16, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

**A. TUESDAY, OCTOBER 14, 2008
SITE VISITS**

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot
15 S. Hope Avenue

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

**B. THURSDAY, OCTOBER 16, 2008
LUNCH**

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of April 7, 2008 Special Work Session
 - b. Draft Minutes of August 14, 2008
 - c. Draft Minutes of September 10, 2008 Special Meeting
 - d. Draft Minutes of September 11, 2008 Special Meeting
 - e. Draft Minutes of September 18, 2008

- f. Reso 035-08
810 Bond Avenue and 516 N. Nopal Street
- g. Reso 036-08
Mission Creek from Highway 101 to the Ocean
- 2. 1701-1708 La Vista del Océano - *Substantial Conformance Determination*
Case Planner: Marisela Salinas
Email: msalinas@SantaBarbaraCA.gov
- 3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. **Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.**

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

1. At the request of Staff, Item III, 124 Los Aguajes, has been continued indefinitely.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

III. CONTINUED ITEM: The following item has been continued indefinitely.

APPLICATION OF PETER EHLEN, FOR MARK EDWARDS, 124 LOS AGUAJES, 033-041-007, HOTEL AND RELATED COMMERCE/COASTAL OVERLAY (HRC-1/SD-3) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE/HOTEL AND RESIDENTIAL (MST2004-00725)

The project consists of the demolition of an existing single-family residence and detached garage, and the construction of three new condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with two two-car garages and a one-car garage on the first floor, and a 1,525 square foot two-bedroom unit, a 1,432 square foot one-bedroom unit, and a 1,092 square foot one-bedroom unit on the second and third floors.

The discretionary applications required for this project are:

1. A Modification to allow the building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.2);
2. A Modification to allow the building to encroach into the interior setback to the east. (SBMC §28.21.060 and §28.92.110.2);
3. A Modification to allow the building to encroach into the other interior setback to the west. (SBMC §28.21.060 and §28.92.110.2);
4. A Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC §27.07 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303. (New Construction of Small Structures)

Case Planner: Suzanne Johnston, Assistant Planner
Email: SJohnston@SantaBarbaraCA.gov

IV. NEW ITEMS:

A. WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)

City staff is proposing a General Plan Amendment which involves lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which

are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission initiated the General Plan Amendment on June 12, 2008 and will now consider recommending to City Council adoption of the proposed General Plan Amendment.

The discretionary applications required for this project are:

1. A General Plan Map Amendment to change the General Plan Land Use Element and Map for the designated area from Residential, 12 units/acre, to General Commerce (SBMC §28.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

B. APPLICATION OF TRISH ALLEN AGENT FOR JOHNMAN HOLDING LLC, 15 S. HOPE AVENUE, 051-040-058 COMMERCIAL (C-2/SD-2) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00682)

The project consists of the demolition of an existing 8,368 square foot single story commercial building and construction of a new three story mixed use building with underground parking. The proposed 28,005 square foot building would be comprised of sixteen residential condominiums and one 1,150 square foot commercial condominium. The height of the building would be approximately 40 feet. Two of the units would be designated as moderate income affordable housing as required by the Inclusionary Housing Ordinance. While not required, an additional unit would be provided and designated as upper middle income.

The project includes a request for two Modifications. The first Modification is to reduce the required 20 foot front setback, in order to allow a portion of the first and second floor, a fountain, a planter and parking spaces. A lot area Modification is also being requested to allow two moderate income affordable units on the lot under the Bonus Density provision.

Access to the site would be provided by a driveway from Hope Avenue to a surface parking lot for the commercial use and also to an underground garage. A secondary driveway that connects to State Street would become an emergency access lane and a pedestrian path for the residents of the development. A total of 40 parking spaces would be provided, which includes five spaces in a surface parking lot. Additionally, six bicycle parking spaces will be provided. A four-foot wide public dedication along the front property line would be provided for additional sidewalk area.

The project includes a 35 foot setback from the top-of-bank of Arroyo Burro Creek, which would also be part of the required 15% common open space. The project includes restoration of Arroyo Burro Creek, which will be consistent with the restoration plan being developed on the adjacent lot on the east side of the bank. A 28" Eucalyptus tree would be removed and the 30" Oak tree adjacent to Arroyo Burro Creek would remain.

The discretionary applications required for this project are:

1. A Modification to allow the encroachment of the building and associated development into the front setback (SBMC §28.21.060);
2. A Modification of the lot area requirements to allow over-density units on a lot in the C-2/SD-3 Zone (SBMC § 28.21.080); and
3. A Tentative Subdivision Map for a one-lot subdivision to create sixteen (16) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Projects, for the development of a mixed use condominium.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.1.

VI. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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